083.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,000 / 818,000
					USE VALUE:	818,000 / 818,000
					ASSESSED:	818,000 / 818,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESALVO MONICA A
Owner 2:	HANKIN MARKOS
Owner 3:	
Street 1:	49 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DESALVO MONICA A -
Owner 2:	-
Street 1:	49 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,267 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8267.000	349,700	700	467,600	818,000
Total Card	0.190	349,700	700	467,600	818,000
Total Parcel	0.190	349,700	700	467,600	818,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.77 | /Parcel: 464.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 52310
GIS Ref:
GIS Ref:
Insp Date: 09/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,600	700	8,267.	467,600	817,900	817,900	Year End Roll	12/18/2019
2019	101	FV	264,700	800	8,267.	460,900	726,400	726,400	Year End Roll	1/3/2019
2018	101	FV	273,100	800	8,267.	354,000	627,900	627,900	Year End Roll	12/20/2017
2017	101	FV	273,100	800	8,267.	334,000	607,900	607,900	Year End Roll	1/3/2017
2016	101	FV	273,100	800	8,267.	307,300	581,200	581,200	Year End	1/4/2016
2015	101	FV	257,500	800	8,267.	287,200	545,500	545,500	Year End Roll	12/11/2014
2014	101	FV	257,500	800	8,267.	264,500	522,800	522,800	Year End Roll	12/16/2013
2013	101	FV	257,500	800	8,267.	264,500	522,800	522,800		12/13/2012

!6800!

PRINT

Date	Time
12/10/20	21:31:07

LAST REV

Date	Time
12/08/20	09:35:25

mmcmakin

USER DEFINED

Prior Id # 1:	52310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6800

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESALVO MONICA	76269-111		11/25/2020	Convenience	10	No	No		
KELLERMAN PARRI	57457-457		9/16/2011	Convenience		No	No		
DALTON LIAM G	40608-13		8/25/2003		450,000	No	No		
BOSCHO PETER	31717-409		8/15/2000		385,000	No	No		
LEIGHTON MARK/E	25839-55		11/22/1995		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2014	1665	Re-Roof	16,880					Strip and re-roof.
11/3/2005	1023	Addition	101,000			G7	GR FY07	HOME OFF, FRT ENT,
5/3/1995	247		8,000					ADD 8X25 WDK/REM-R

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
11/21/2008	Meas/Inspect	163	PATRIOT
1/17/2001	MLS	MM	Mary M
11/13/2000	Hearing N/C	189	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8267		Sq. Ft.	Site		0	70.	0.81	6									467,605						467,600	

Total AC/HA: 0.18978 | Total SF/SM: 8267 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 467,605 | Spl Credit | Total: 467,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30921650
Const Adj.:	1.02448750
Adj $ / SQ:	167.660
Other Features:	70618
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429651
Depreciation:	79915
Depreciated Total:	349736

COMMENTS

BK; 19984 PG; 350.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

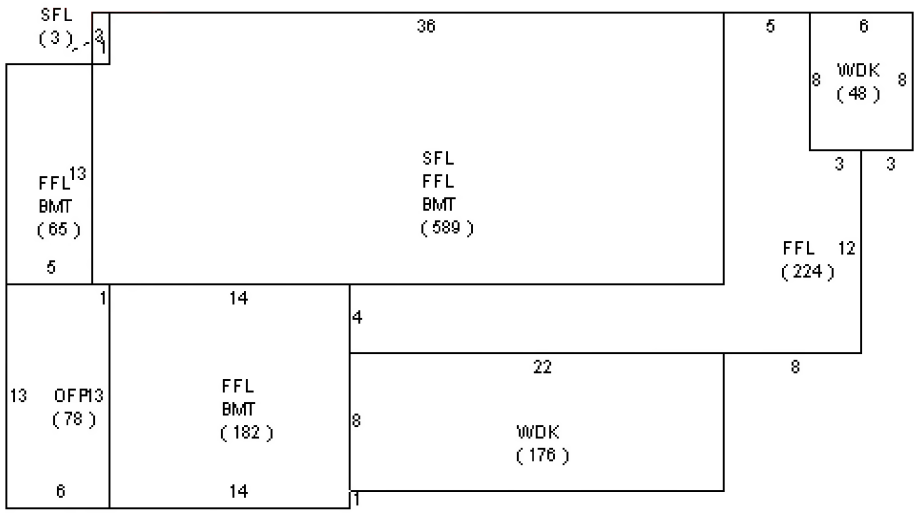
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.43
Special Features:	0	Val/Su Net:	128.05
Final Total:	349700	Val/Su SzAd	219.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,060	167.660	177,719
BMT	Basement	836	56.840	47,515
SFL	Second Floor	533	167.660	89,329
WDK	Deck	224	10.720	2,401
OFP	Open Porch	78	38.580	3,009

Net Sketched Area:	2,731	Total:	319,973
Size Ad	1592.7999	Gross Are	2790	FinArea	1760
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1996	0.00	T	18.4	101						
19	Patio	D	Y	1	20x12	A	AV	1996	3.81	T	18.4	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700